

# Handler Redevelopment Plan



**Prepared by**

Topology

**For**

Westfield  
Town Council

**June 29, 2021**



# 1. Background + Context





# Plan Area



Mindowaskin  
Park

Gumbert  
Park

Westfield

Garwood



North



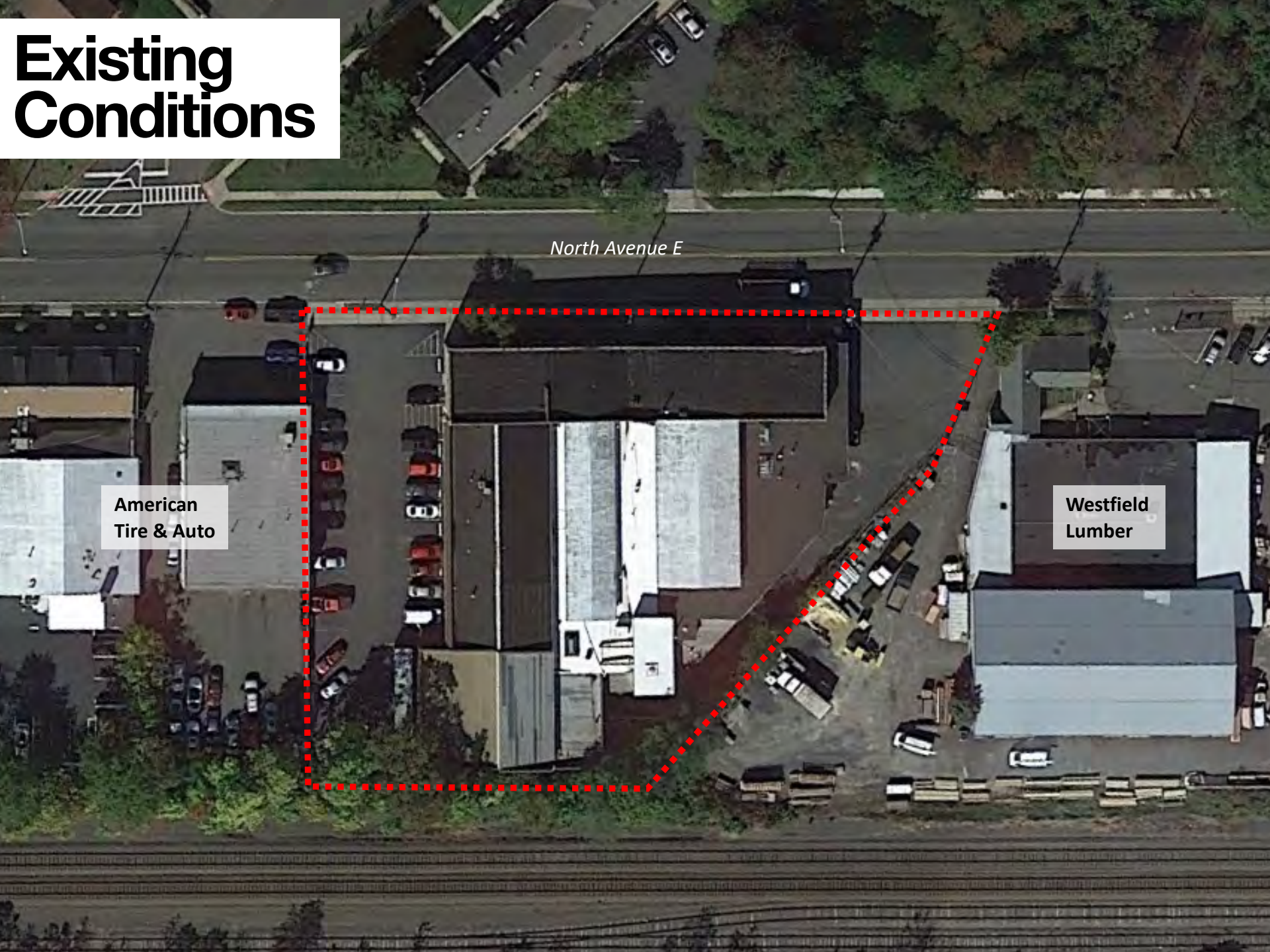
0.25

0.5 mi

Address: 608-612 North  
Avenue East  
Area: 1.12 acres



# Existing Conditions



*North Avenue E*

American  
Tire & Auto

Westfield  
Lumber



# Existing Conditions



# Site History



**Early 20<sup>th</sup> century:** Existing building constructed.



**1971:** Handler Manufacturing begins operating on-site.



**May 2013:** NA-AH inclusionary zoning district adopted.



**October 2020:** Area in Need of Rehabilitation designation.



**June 2021:** Amendment to Housing Element & Fair Share Plan relocates affordable housing obligation from Handler to Williams Nursey, permits Handler reuse for commercial purposes.



**June 29, 2021:** Potential introduction of Redevelopment Plan ordinance by Town Council.



## 2. Plan Overview



# Plan Overview

The Plan permits the adaptive reuse of the vacant existing structure as an **Indoor Vertical Farm** with supporting uses.



# Indoor Vertical Farm





# Accessory Uses

In addition to growing areas, the Plan permits ancillary uses like **retail sales** and **research facilities**, and accessory uses including a **restaurant**, **teaching kitchen**, and **special purpose rooms**.



# Existing Building to Remain





# Existing Layout to Remain





# 3. Next Steps





# Potential Next Steps



**June 29, 2021:** Potential introduction of Redevelopment Plan ordinance by Town Council.



**TBD:** Potential Planning Board consistency review.



**TBD:** Potential second reading, public hearing, and adoption of Redevelopment Plan ordinance by Town Council.



**TBD:** Potential consideration of Redevelopment Agreement.



A photograph of a long, two-story brick building with numerous multi-paned windows. The building is situated behind a green lawn and a sidewalk. In the foreground, there is a paved road with double yellow lines. A utility pole with many power lines stands to the right of the building. The sky is clear blue with a few wispy clouds. A white text box is overlaid in the center of the image.

**Questions / Comments?**